027.0	0001	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	838,800 / 838,800
					USE VALUE:	838,800 / 838,800
					ASSESSED:	838,800 / 838,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
110	-112	BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BROADWAL INC.
Owner 2:	
Owner 3:	
Street 1:	291 MYSTIC AVE
Street 2:	
Twn/City:	MEDFORD
St/Prov:	MA Cntry: Own Occ: N
Postal:	02155 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,619 Sq. Ft. of land mainly classified as Housing, Oth with a Multi-Garden Building built about 1926, having primarily Wood Shingle Exterior and 2280 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
959	4619.000	435,600	1,000	402,200	838,800
Total Card	0.106	435,600	1,000	402,200	838,800
Total Parcel	0.106	435,600	1,000	402,200	838,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 367.89 | /Parcel: 367.8

Legal Description

User Acct 18117

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 11/10/99

Parcel ID 027.0-0001-0004.0

!2215!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	959	FV	435,600	1000	4,619.	402,200	838,800	838,800	Year End Roll	12/18/2019
2019	959	FV	338,200	1000	4,619.	427,300	766,500	766,500	Year End Roll	1/3/2019
2018	959	FV	338,200	1000	4,619.	311,700	650,900	650,900	Year End Roll	12/20/2017
2017	959	FV	316,800	1000	4,619.	271,500	589,300	589,300	Year End Roll	1/3/2017
2016	905	FV	316,800	1000	4,619.	231,200	549,000	549,000	Year End	1/4/2016
2015	905	FV	281,800	1000	4,619.	226,200	509,000	509,000	Year End Roll	12/11/2014
2014	905	FV	281,800	1000	4,619.	186,000	468,800	468,800	Year End Roll	12/16/2013
2013	905	FV	293,400	1000	4,619.	177,000	471,400	471,400		12/13/2012

PRINT

Date	Time
12/10/20	17:40:47

LAST REV

Date	Time
03/09/20	11:09:49
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2215

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COMMUNITY ALT	27242-590		4/28/1997		216,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/17/2019	2039	Heat App	34,000	C				
4/5/2018	371	Re-Roof	9,260	C				
10/27/2015	1637	Redo Bat	15,875					
6/27/2011	622	New Wind	13,870					REPL 40 WINDOWS
1/19/1997	48		150,000					REMODEL BUILDING
11/13/1992	598		25,000					REMODEL INTERIOR

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/1999	Inspected	267	PATRIOT
10/1/1999	Measured	267	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
959	Housing, Oth		4619		Sq. Ft.	Site		0	80.	1.09	1			Med. Tr	-10					402,171						402,200	

Total AC/HA: 0.10604 | Total SF/SM: 4619 | Parcel LUC: 959 | Housing, Oth | Prime NB Desc: ARLINGTON | Total: 402,171 | Spl Credit | Total: 402,200

USER DEFINED

Prior Id # 1:	18117
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	50	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.11052632
Const Adj.:	0.99989998
Adj $ / SQ:	188.771
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	631368
Depreciation:	195724
Depreciated Total:	435644

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 10		BRs: 4			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

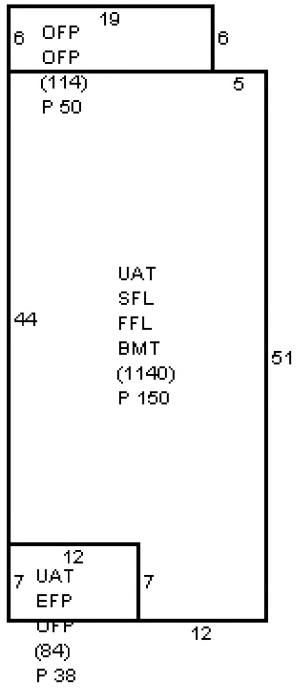
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	188.77
Special Features:	0	Val/Su Net:	105.68
Final Total:	435600	Val/Su SzAd	191.05

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,140	56.630	64,560
FFL	First Floor	1,140	188.770	215,198
SFL	Second Floor	1,140	188.770	215,198
OFP	Open Porch	312	21.790	6,797
UAT	Upper Attic	306	75.510	23,106
EFP	Enclos Porch	84	59.630	5,009

Net Sketched Area: 4,122 | Total: 529,868

Size Ad 2280 | Gross Are 5040 | FinArea 2280

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 027.0-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	18X20	A	AV	1995	3.29	T	19.2	959			1,000			1,000

More: N | Total Yard Items: 1,000 | Total Special Featues: | Total: 1,000

IMAGE

AssessPro Patriot Properties, Inc